

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 14, 2025

Hearing Room 1375

10:00 AM
2:07-00000

Chapter 0

#0.00

**DUE TO THE WILDFIRES, JUDGE BRAND IS
PERMITTING APPEARANCES VIA ZOOM.GOV FOR
ALL MATTERS ON CALENDAR**

Individuals may appear by ZoomGov **video and audio using a personal computer** (equipped with camera, microphone and speaker), **or a handheld mobile device** (such as an iPhone). Individuals may participate by ZoomGov **audio only using a telephone** (standard telephone charges may apply). Neither a Zoom nor a ZoomGov account are necessary to participate and no pre-registration is required.

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Meeting ID: [160 194 5639](#)

Password: [695635](#)

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
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Tuesday, January 14, 2025

Hearing Room 1375

10:00 AM

2:23-13810 Aurora Frias Lee-Nelson

Chapter 13

#1.00 Motion for relief from the automatic stay [RP]

NEWREZ LLC DBA SHELLPOINT MORTGAGE
SERVICING

v
DEBTOR

fr. 12-3-24

Docket 37

***** VACATED *** REASON: O/E 12-30-24. SETTLED BY
STIPULATION**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Aurora Frias Lee-Nelson

Represented By
Tyson Takeuchi

Movant(s):

NewRez LLC dba Shellpoint

Represented By
Joseph C Delmotte

Trustee(s):

Nancy K Curry (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

10:00 AM

2:24-17595 Kwan Cheung

Chapter 15

#2.00 Motion for relief from automatic stay [NA]

TEDDYLAND, LLC

V

DEBTOR

fr. 1-7-25

Docket 61

Tentative Ruling:

None.

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Teddyland, LLC

Represented By
Joey R Abramson
Sandford L. Frey

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

10:00 AM

2:24-17595 Kwan Cheung

Chapter 15

#3.00 Motion for relief from automatic stay Action [NA]

JESSE FRANKLIN ESPHORST

V

DEBTOR

fr. 1-7-25

Docket 58

Tentative Ruling:

None.

Party Information

Debtor(s):

Kwan Cheung

Represented By
Ronghua Guan

Movant(s):

Jesse Franklin Esphorst

Represented By
Adam Feit

**United States Bankruptcy Court
Central District of California
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM
2:07-00000

Chapter 0

#0.00

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Meeting ID: [160 194 5639](#)

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Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01292 Dye v. Potter Anderson & Corroon LLP

#1.00 Pre-Trial Conference re: Complaint For (1) Avoidance And Recovery of Fraudulent Transfers, (2) Avoidance Of Post-Petition Transfer, (3) Preservation Of Fraudulent, Preferential And Post Petition Transfer Transfers, And (4) Disallowance Of Claims

Docket 1

***** VACATED *** REASON: O/E 8-2-24. ORDER APPROVING STIP TO DISMISS**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

Potter Anderson & Corroon LLP

Represented By
Jeffrey I Golden
Beth Gaschen

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

2:21-13523 Urban Commons LLC

Chapter 7

Adv#: 2:23-01302 Dye v. FWREF Nashville Airport, LLC, a Delaware limited l

#2.00 Defendants Motion For Order To Show Cause Regarding Howard Wus
Contempt Of Subpoena To Produce Documents

Docket 23

Tentative Ruling:

No opposition having been filed, and good cause appearing, the motion is GRANTED. Movant shall upload an appropriate order granting the motion and the proposed order to show cause via the court's LOU system.

Appearances waived.

Party Information

Debtor(s):

Urban Commons LLC

Represented By
Miguel A Munoz

Defendant(s):

FWREF Nashville Airport, LLC, a

Represented By
Jeffrey P Nolan
Andrew W Caine

Movant(s):

FWREF Nashville Airport, LLC, a

Represented By
Jeffrey P Nolan
Andrew W Caine

Plaintiff(s):

Carolyn A Dye

Represented By
Leonard Pena

Trustee(s):

Carolyn A Dye (TR)

Represented By
Leonard Pena

**United States Bankruptcy Court
Central District of California
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CONT... Urban Commons LLC

Chapter 7

**United States Bankruptcy Court
Central District of California
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2:00 PM

2:21-18528 Vision Adelante

Chapter 7

Adv#: 2:23-01461 Mark M. Sharf, solely in his capacity as the Chapt v. Goodbye Vitiligo/Adios

#3.00 Motion For Summary Judgment

Docket 22

Tentative Ruling:

**DUE TO THE WILDFIRES, JUDGE BRAND IS
PERMITTING APPEARANCES VIA ZOOM.GOV FOR
ALL MATTERS ON CALENDAR**

None.

Party Information

Debtor(s):

Vision Adelante

Pro Se

Defendant(s):

Goodbye Vitiligo/Adios Vitiligo,

Represented By
Grace White

Ricardo Magana, an individual

Represented By
Grace White

Movant(s):

Mark M. Sharf, solely in his capacity

Represented By
Nathan F Smith

Plaintiff(s):

Mark M. Sharf, solely in his capacity

Represented By
Nathan F Smith

Trustee(s):

Mark M Sharf (TR)

Represented By

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

CONT...

Vision Adelante

Chapter 7

Christina J Khil
Arturo Cisneros
Nathan F Smith
- Malcolm Cisneros

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

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2:00 PM

2:24-19069 United Dental Fullerton Corporation

Chapter 11

Adv#: 2:24-01255 Kang et al v. Kim et al

#4.00 Notice of Removal by United Dental Fullerton Corporation

Docket 1

Tentative Ruling:

None.

Party Information

Debtor(s):

United Dental Fullerton Corporation	Represented By Jaenam J Coe
-------------------------------------	--------------------------------

Defendant(s):

Jeong Hoon Kim	Pro Se
United Dental Corp	Pro Se
United Dental Wilshire Corp	Pro Se
George Xenakis DDS PC	Pro Se
George Xenakis Support Services	Pro Se
Ukjae Jung DDS Inc	Pro Se
DOES 1 through 100, inclusive	Pro Se
United Dental Fullerton Corporation	Represented By Jaenam J Coe

Plaintiff(s):

Eun Mi Kang	Pro Se
Pen Fang Kang	Pro Se
Seung Mi Yu	Pro Se
Rosa Gutierrez	Pro Se

**United States Bankruptcy Court
Central District of California
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2:00 PM

CONT... United Dental Fullerton Corporation

Chapter 11

Sun Moon

Pro Se

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

**#5.00 Case Management Status Conference
in a Chapter 11 Case**

fr. 4-25-24, 6-13-24; 7-18-24; 8-15-24; 9-26-24; 11-7-24; 11-19-24
12-3-24; 12-12-24

Docket 1

Tentative Ruling:

This status conference is continued to **January 28, 2025 at 2:00 p.m.**

Appearances waived.

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

**United States Bankruptcy Court
Central District of California
Los Angeles
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2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

#6.00 Motion authorizing further use of cash collateral

fr. 7-18-24; 8-5-24; 9-26-24; 11-7-24; 11-19-24
12-3-24; 12-12-24

Docket 25

Tentative Ruling:

This matter is continued to **January 28, 2025 at 2:00 p.m.**

Appearances waived.

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Movant(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

**#7.00 Credit Lending Services, Inc. Objection to
Claim filed by the Park National Bank and
Request for Attorney Fees**

fr. 7-18-24; 8-15-24; 8-27-24; 10-1-24; 11-19-24
12-3-24; 12-12-24

Docket 139

Tentative Ruling:

This matter is continued to **January 28, 2025 at 2:00 p.m.**

Appearances waived.

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Movant(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

**United States Bankruptcy Court
Central District of California
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2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

#8.00 Joint Motion of Debtor Credit Lending Services, Inc. and The Park National Bank to Approve Settlement and Compromise

Docket 225

***** VACATED *** REASON: O/E 1-13-25. CONT'D 1-28-25 AT 2:00 PM**

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Movant(s):

The Park National Bank

Represented By
Christy Bertram
Susan M. Argo

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

Adv#: 2:24-01097 Credit Lending Services, Inc. et al v. The Park National Bank et al

- #9.00** Status conference re first amended for damages:
1. Breach of contract;
 2. Breach of implied covenant of good faith and fair dealing;
 3. Tortious Interference with contractual relations;
 4. Civil Fraud
 5. Breach of imposed/undertaken special lender fiduciary duty;
 6. Trade libel;
 7. Negligent management/supervision/retention;
 8. Unfair, deceptive and unlawful business practices

fr. 7-2-24, 7-16-24; 8-27-24; 10-1-24; 11-19-24; 12-3-24; 12-12-24

Docket 4

Tentative Ruling:

This status conference is continued to **January 28, 2025 at 2:00 p.m.**

Appearances waived.

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Defendant(s):

The Park National Bank

Represented By
Susan M. Argo
Christy Bertram

Craig Larson

Represented By
Susan M. Argo

**United States Bankruptcy Court
Central District of California
Los Angeles
Julia Brand, Presiding
Courtroom 1375 Calendar**

Tuesday, January 14, 2025

Hearing Room 1375

2:00 PM

CONT... Credit Lending Services, Inc.

Chapter 11

Christy Bertram

DOES 1 through 100, inclusive

Pro Se

Plaintiff(s):

Credit Lending Services, Inc.

Represented By
James D Roberts

Chad L Spindler

Represented By
James D Roberts

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz

**United States Bankruptcy Court
Central District of California
Los Angeles
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2:00 PM

2:24-12182 Credit Lending Services, Inc.

Chapter 11

Adv#: 2:24-01097 Credit Lending Services, Inc. et al v. The Park National Bank et al

#10.00 Motion to Dismiss Adversary Proceeding

fr. 10-1-24; 11-19-24; 12-3-24; 12-12-24

Docket 13

Tentative Ruling:

This matter is continued to **January 28, 2025 at 2:00 p.m.**

Appearances waived.

Party Information

Debtor(s):

Credit Lending Services, Inc.

Represented By
Tamar Terzian
James D Roberts

Defendant(s):

The Park National Bank

Represented By
Susan M. Argo
Christy Bertram

Craig Larson

Represented By
Susan M. Argo
Christy Bertram

DOES 1 through 100, inclusive

Pro Se

Movant(s):

The Park National Bank

Represented By
Susan M. Argo
Christy Bertram

Plaintiff(s):

Credit Lending Services, Inc.

Represented By

**United States Bankruptcy Court
Central District of California
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2:00 PM

CONT... Credit Lending Services, Inc.

Chapter 11

James D Roberts

Chad L Spindler

Represented By
James D Roberts

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Represented By
John-Patrick M Fritz